Town of
Matthews ™
Planning and Development

232 Matthews Station Street
Matthews, NC 28105
704.847.4411

Agenda Item: Zoning Application 2022-1, Text Amendment to Add Limited Outdoor Storage to the I-1 Zoning District

TO: **Matthews Board of Commissioners**
DATE: **May 9, 2022**
FROM: **Nadine Bennett, Senior Planner**

Background/Issue:
There are a number of properties in Matthews that are in violation of the UDO because of outdoor storage. This is an ongoing issue, and staff believes that allowing a limited amount of outdoor storage will increase business viability and, therefore, benefit the Matthews economy.

Proposal/Solution:
Since the Public Hearing, the text amendment has been changed to:

- Limit the height of outdoor storage to ~~20'~~. 12'
- Require that outdoor storage be organized and well-maintained.

Recommended Motion/Action:
Approve zoning Application 2022-1, text amendment to allow limited outdoor storage in I-1 zoning.

Board of Commissioners
APPROVED
May 9, 2022
Lori Canapinno, Town Clerk

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155.506.24

A. Limited outdoor storage of goods and materials is permitted in the I-1.

B. STANDARDS

1. Outdoor storage area may not exceed twenty-five percent (25%) of the total footprint of all buildings on the property, up to a maximum of 10,000 square feet.
2. The height of the stored goods shall not exceed 12'.
3. Outdoor storage shall be located to the rear or side of the principal structure on the property and must be outside of required setbacks.
4. Outdoor storage shall be organized and well-maintained and shall be screened from the public right-of-way and from property used or zoned for residential purposes in accordance with Section 155.606.6.
5. Prior to using any portion of a property for outside storage, the business or property owner shall submit to the Town Planning Office a site plan showing the proposed location of the storage, all buildings on the property, and a screening plan detailing compliance with Section 155.606.6.
6. Stored materials must be in compliance with Federal, State, and Mecklenburg County regulations.

[In the Table of Uses, "Outside storage, except as otherwise listed" will have a "PC" under I1.]